

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL SE-20 and SE-43
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Tenants' Development Corporation has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel SE-22, SE-23, SE-44, SE-20 and SE-43 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

→ 1. The Tenant's Development Corporation's tentative designation for Parcels SE-59, 60, 61, 62, 65, 66 and RR-117, 118 is rescinded.

→ 2. That Tenants' Development Corporation's tentative designation for Parcels SE-22, SE-23 and SE-44 be and hereby is revised to include Parcel SE-20 and SE-43 in the South End Urban Renewal Area subject to:

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- REVISION
ATTACHED
- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
 - (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and

- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

This designation is for the purpose of applying for SHARP funding and will expire if the designee is unsuccessful in obtaining approval as a fundable project during the present SHARP competition.

3. That disposal of Parcel SE-20 and SE-43 by negotiation is the appropriate method of making the land available for redevelopment.

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

5. That the developer be and hereby are authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

MARCH 21, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICHARD P. GARVER, DEPUTY DIRECTOR AND
MARIA FARIA, ACTING PROJECT COORDINATOR

SUBJECT: SOUTH END URBAN RENEWAL AREA,
PROJECT NO. MASS R-56
PERMISSION TO RESCIND TENTATIVE DESIGNATION
OF TENANTS' DEVELOPMENT CORPORATION (TDC)
AS REDEVELOPER OF PARCELS SE- 59,60,61,62,
65, 66 AND RR-117, 118 AND TENTATIVELY
DESIGNATE TDC AS REDEVELOPER OF PARCELS
SE-20 AND SE-43

SUMMARY: This memorandum requests that the Authority rescind the tentative designation of Tenants' Development Corporation (TDC) as Redeveloper of Parcels SE-59, 60, 61, 62, 65, 66 and RR-117, 118 and tentatively designate TDC as Redeveloper of Parcels SE-20 and SE-43 in the South End Urban Renewal Area, Mass. R-56

On December 13, 1979, Tenants' Development Corporation (TDC), of 663 Massachusetts Avenue was tentatively designated as Redeveloper of Parcels SE-59, 60, 61, 62, 65, 66, 23, 22, 44 and RR-117-118 containing a total of eleven scattered structures. The subject properties are located at 212-214 Shawmut Avenue, 69, 71, 73, 79 and 81 East Berkeley Street, 395, 397, 404-408 Massachusetts Avenue and 45-47 Thorndike Street in the South End Urban Renewal Area, Project No. Mass. R-56. TDC was designated to develop these properties as mixed-income housing.

The Commonwealth is presently soliciting proposals for the SHARP program, the State Housing Assistance for Rental Production Program. This interest subsidy loan program reduces the cost of MHFA mortgage loans to private developers. At least 25 percent of the units would be available to low-income tenants. To be considered for the shallow subsidy funding, the applicant must demonstrate site control.

TDC has expressed an interest in submitting a revised application for the SHARP program competition ending in March 1985. TDC's proposal calls for deleting from its plan six East Berkeley Street properties and the two Thorndike properties which do not conform with the SHARP standards.

At the same time, its designation for 404-408 Massachusetts Avenue would be revised. On April 5, 1984, this property was completely destroyed by fire and subsequently razed. As a result the cleared parcel is contiguous to the additional vacant land owned by the Authority. TDC proposes to develop the cleared parcel, together with the adjoining BRA owned vacant land consisting of 13,431 square feet for the construction of 49 mixed-income residential units, approximately 1,600 square feet of commercial space and 10 parking spaces. Also included in the development package would be 395-397 Massachusetts Avenue consisting of two four-story brick buildings to be rehabilitated into a total of 8 rental units.

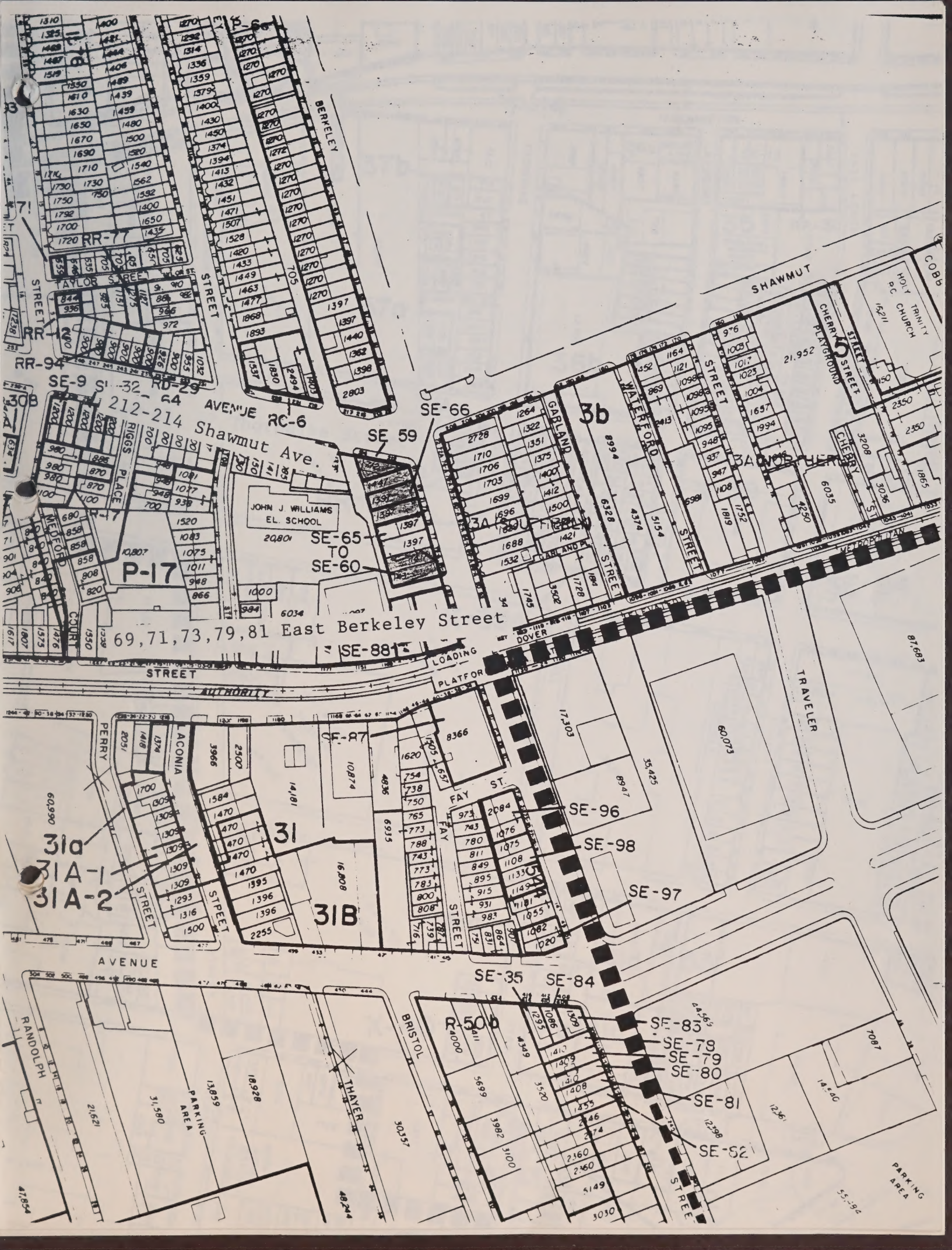
TDC has retained the services of an experienced development consultant, Greater Boston Community Development, Inc. (GBCD), and Stull & Lee Incorporated, as Project Architect. Each firm has the proven ability in its housing construction, development and management areas. The neighborhood associates and residents of the area support TDC's development proposal.

Tentative designation at this time will enable TDC to apply for SHARP funds from Massachusetts Housing Finance Agency. This designation would be contingent upon TDC's receiving SHARP approval from the present round of competition. In the event that TDC does not qualify for SHARP, the designation would lapse and the Authority would consider alternative development plans.

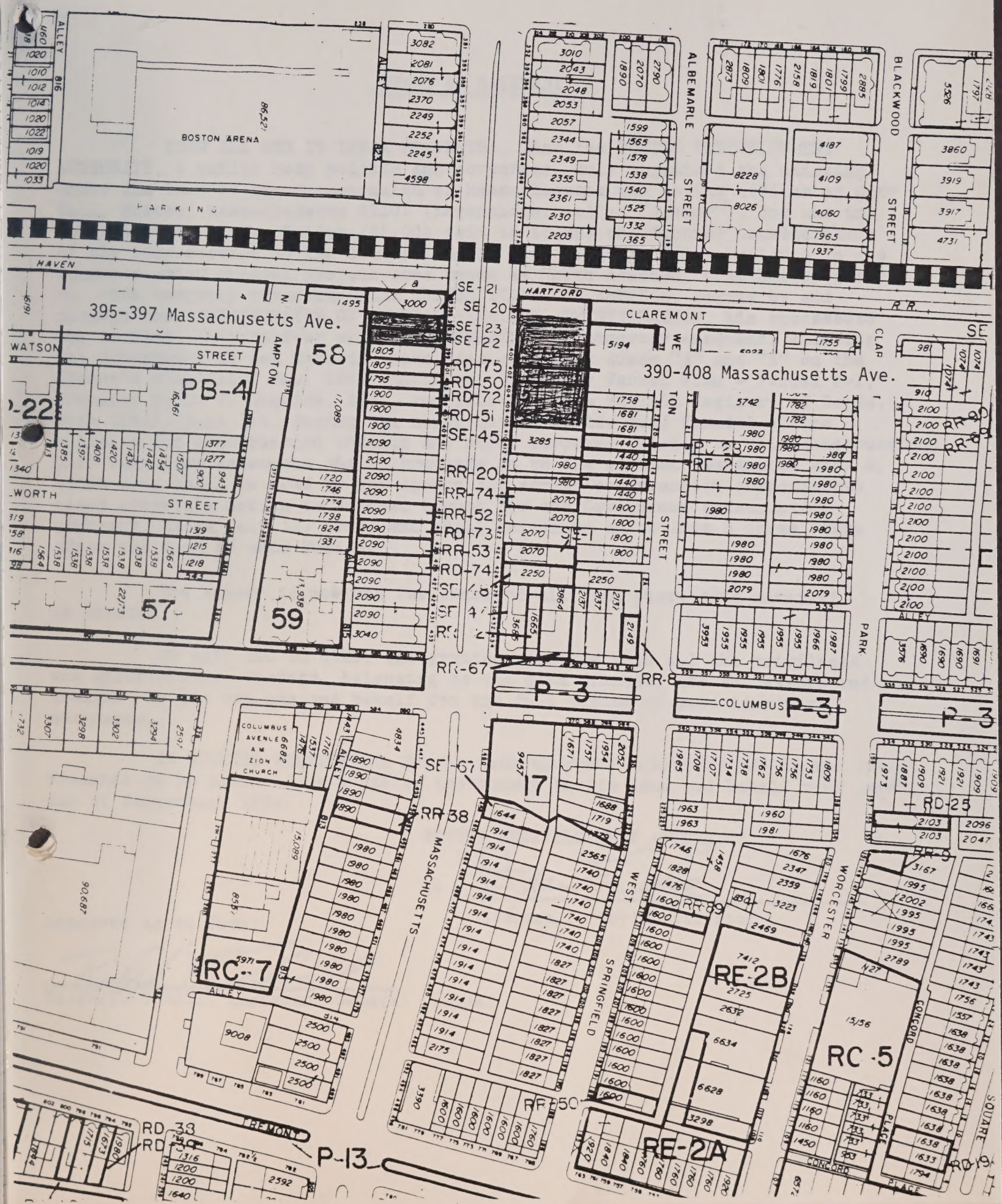
It is, therefore, recommended that the tentative designation of Tenants' Development Corporation as Redeveloper of Parcels SE-59, 60, 61, 62, 65, 66 and RR-117-118, located at 212-214 Shawmut Avenue, 69, 71, 73, 79 and 81 East Berkeley Street, and 45, 47 Thorndike Street be rescinded without prejudice.

Further, it is recommended that Tenants' Development Corporation's tentative designation for Parcels SE-23, SE-22 and SE-44, located at 395-397 Massachusetts Avenue and 404-408 Massachusetts Avenue be expanded to include Parcels SE-20, and SE-43, located at 390-400 Massachusetts Avenue and 402 Massachusetts Avenue.

An Appropriate Resolution Follows:







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